



3/3 Harewood Road
NIDDRIE | EDINBURGH | EH16 4GF


warners
solicitors & estate agents



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Attractively presented and spacious first floor apartment with two bedrooms, quietly tucked away on a contemporary style development, in a very convenient location, close to a good range of local amenities and excellent transport links. This lovely property offers comfortable and well-planned accommodation in good decorative order throughout. The living room and modern fitted kitchen are both well-proportioned and there is a convenient dining area and Juliet balcony. The bedrooms are well-proportioned with built-in wardrobes and there is a modern fitted bathroom with waterfall shower over the bath. Further benefits include, double glazing, gas central heating, bike store and well maintained communal grounds. Early viewing of this excellent home is highly recommended.

- Entrance hall with excellent storage
- Kitchen Living room with Juliet balcony
- Well-appointed, modern fitted kitchen
- Two well-proportioned bedrooms with built in wardrobes
- Bathroom waterfall shower over the bath
- Double glazing & Gas central heating
- Communal bike storage
- Security entry phone system
- Shared drying green

All fittings and fixtures will be included in the sale.

Council Tax B and Energy Rating B

Factor approximately £55 per month payable to RMG. The monthly rent is £94.62 payable to Places for People.

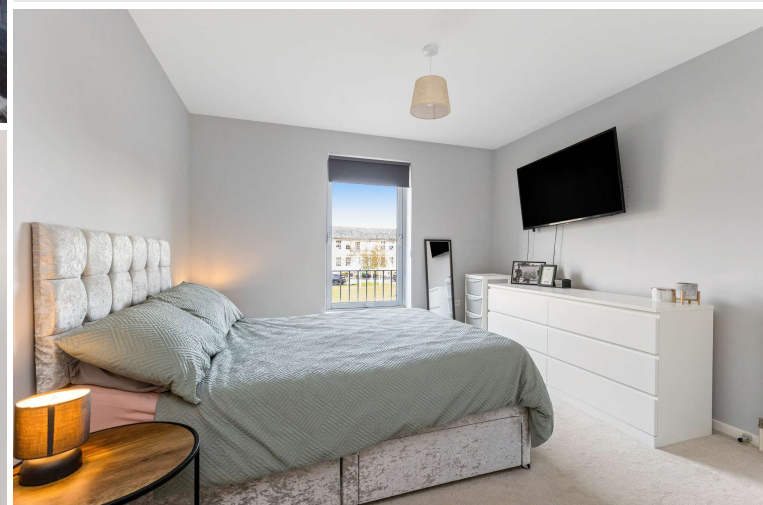
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

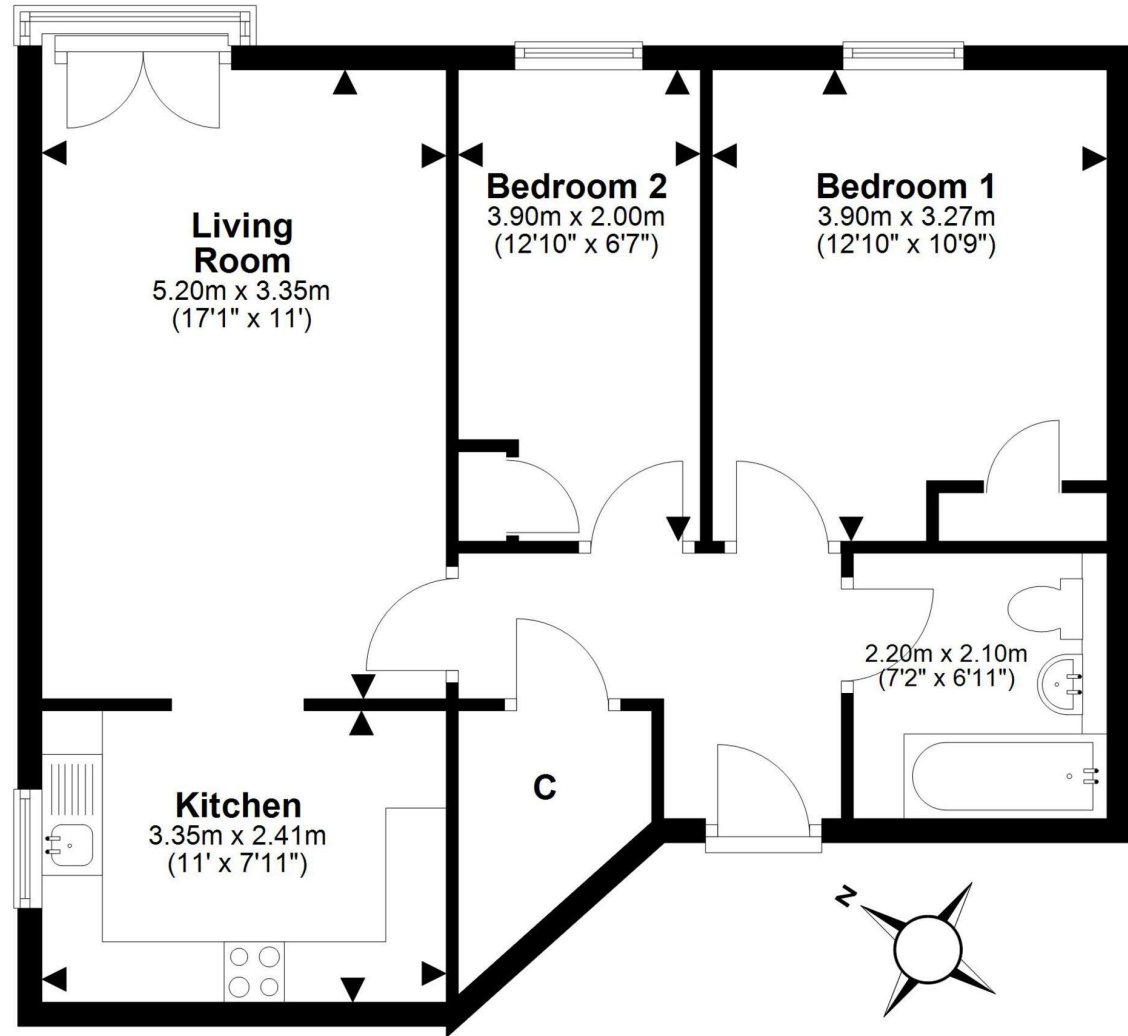




The Niddrie area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further facilities can be found at the Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Asda Hypermarket. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

The remaining 25% share of the property is owned by Places for People Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £94.62 is payable to the association.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.